

Milk River Ranch

Hill County, Estimated Price \$1.2 to \$1.6 million

Location: 25 miles north of Gilford MT, Hill County

Acreage: 1,663 deeded acres (Grazing Land - Native range: 734.17 acres, Tame range: 184.14 acres; Non-irrigated Crop Land - 658.65 acres; Irrigated Crop Land - 86.45 acres)

Carrying Capacity: 918.31 acres of grazing lands are estimated to have an initial stocking rate of .33 AUMs / acre or 299 AUMs.

Crop Land: Non-irrigated crop land is 658.65 acres with estimated yields of winter wheat of 40 bushels per acre.

Stockwater: Stock water sources are the Milk River and one stock pit.

Irrigation: 86.8 acres currently in small grains, estimated yields of spring wheat is 75 bushels per acre, the water source for the pivot is the Milk River.

Timber: None

Fencing: 7 miles 4 wire fence in good condition.

Improvements: 1/4 mile irrigation pivot with irrigation pumps and low pressure pipe delivery system. All improvements are in good condition, but 2011 flooding requires additional work at the point of diversion.

County/Taxes: Not available at this time

Precipitation: 10 - 12 inch precipitation zone

Comments: The agricultural components of the Milk River Ranch present an opportunity to earn improved income from dryland and irrigated farmland, grazing land and gravel extraction. The existing agricultural operator has proposed a lease back arrangement. The DNRC has a long standing



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leasing relationship with the Milk River Ranch regarding immediately adjacent state school trust lands. The proposed acquisition would consolidate state trust land holding, improve income and require minimal investment of staff time to manage.

Revenue Estimate:

Grazing Land	299 AUM @ \$20 / AUM = \$5,980
Dryland Agricultural Land	658 Acres @ \$25 / Acre = \$16,450
Irrigated Agricultural Land	86.45 Acres @ \$50 / Acre = \$4,322
Gravel Income	Unknown
Total Income	\$26,752

This acquisition would be a joint acquisition between DNRC and MT FWP. The Milk River Ranch straddles the Milk River and contains approximately 4,504 acres of grazing and farmland, with wildlife habitat and recreational opportunities. DNRC would acquire grazing and farmland, while FWP would acquire 2,841 of grazing land and Milk River bottomlands for wildlife habitat.

